

3701 Grant St, Gary, IN 46408

3701 Grant St



OFFERING SUMMARY

Sale Price: \$325,000

Lease Rate: Negotiable

Lot Size: 0.5 Acres

Market: Gary

Submarket: Indiana

PROPERTY OVERVIEW

For Sale, Ground Lease or Build-to-Suit opportunity. 21,700sf Prime corner Pad fronting Grant and 37th Ave. The lot dimensions are (175' x 124') There is 175ft of frontage along Grant St. The site has great visibility, featuring exposure to approximately 28,000 VPD. Many retailers in the area such as O'Reilly Autoparts, McDonalds, Advanced Auto, Burger King, and much more.

PROPERTY HIGHLIGHTS

- For Sale, Ground Lease or Build-to-Suit
- Highly Visible Site
- Heavy Traffic Counts
- Densely Populated Area

for more information

Neil Haleem

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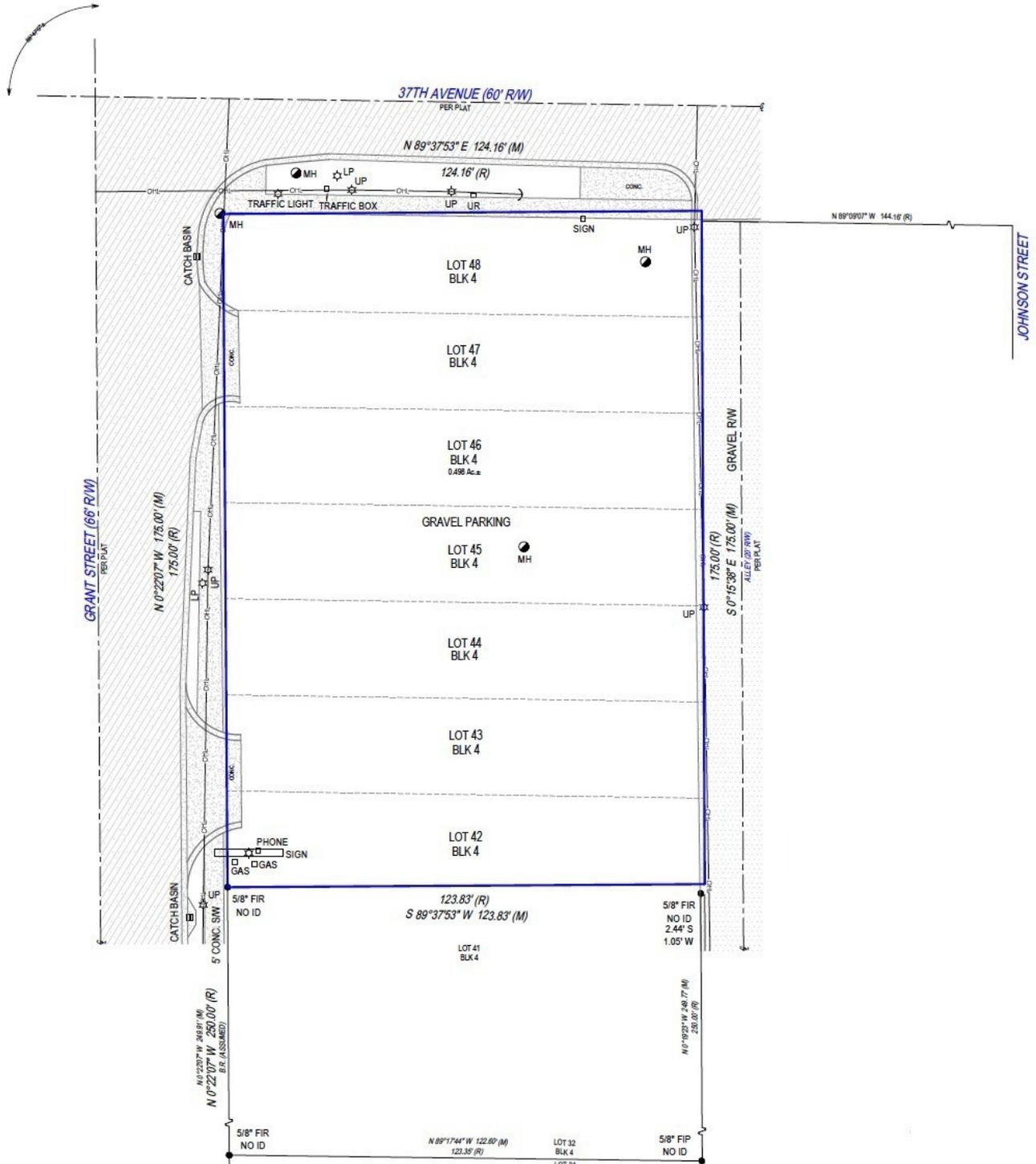
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Land For Lease February 21, 2026

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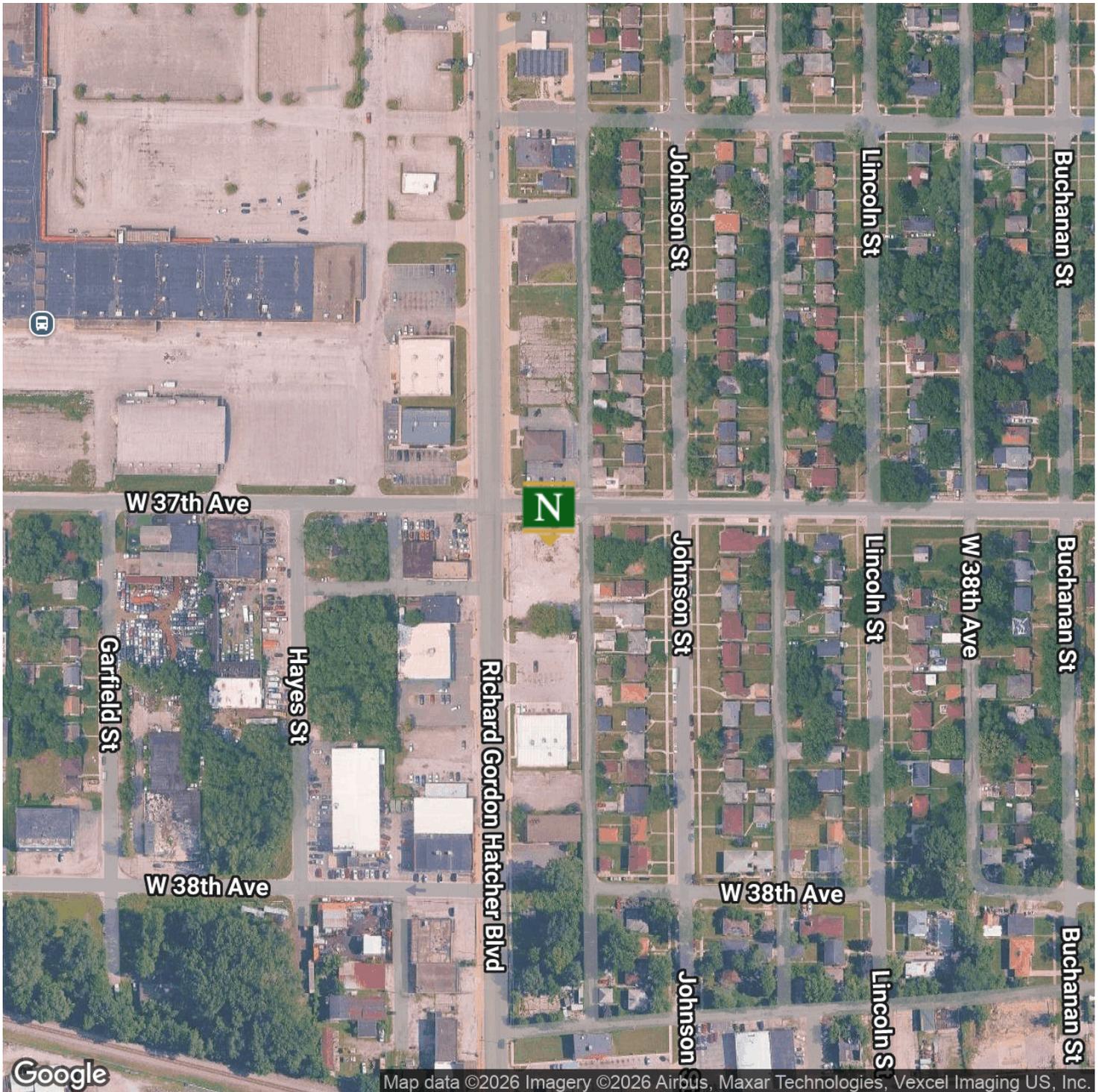
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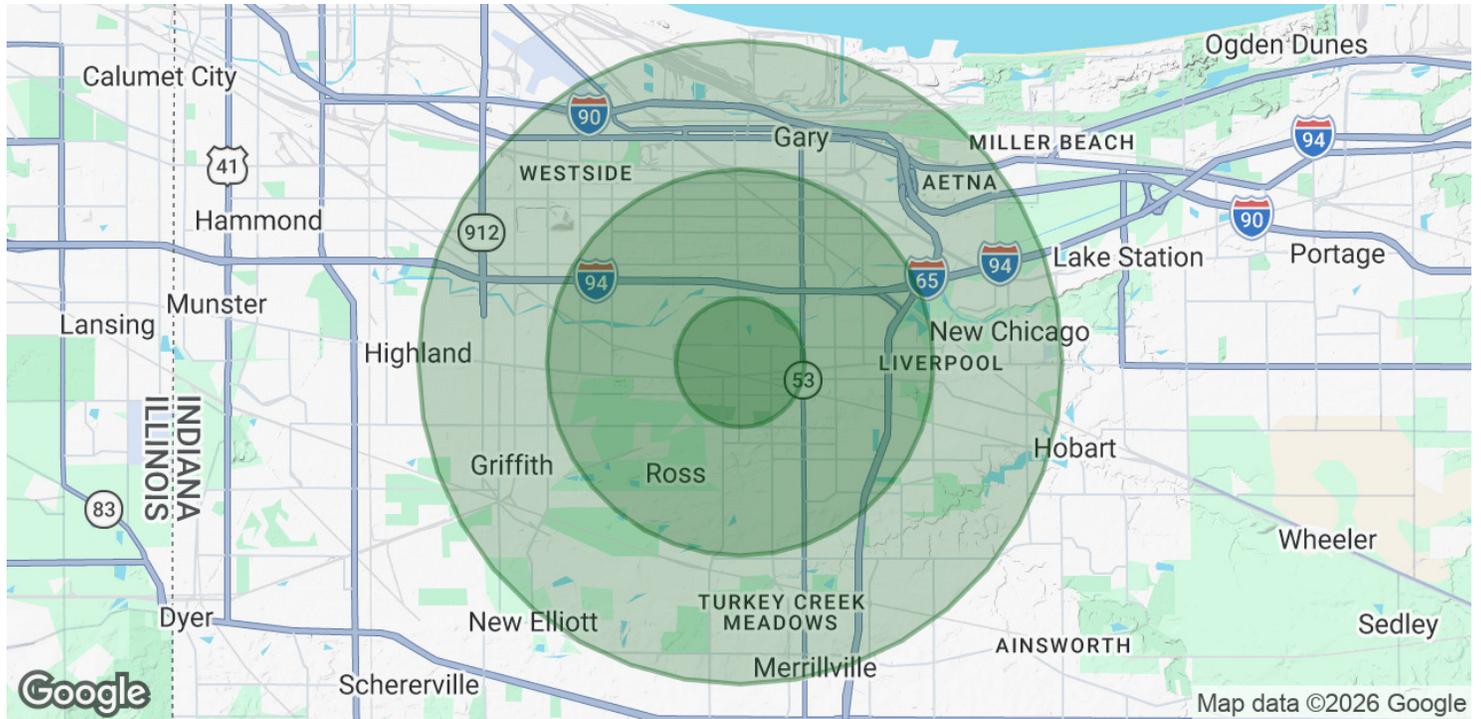
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,179	50,357	132,352
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,499	20,371	53,322
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$47,799	\$55,460	\$66,658
Average House Value	\$126,284	\$142,699	\$174,080
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	11.7%	11.4%	16.3%
RACE	1 MILE	3 MILES	5 MILES

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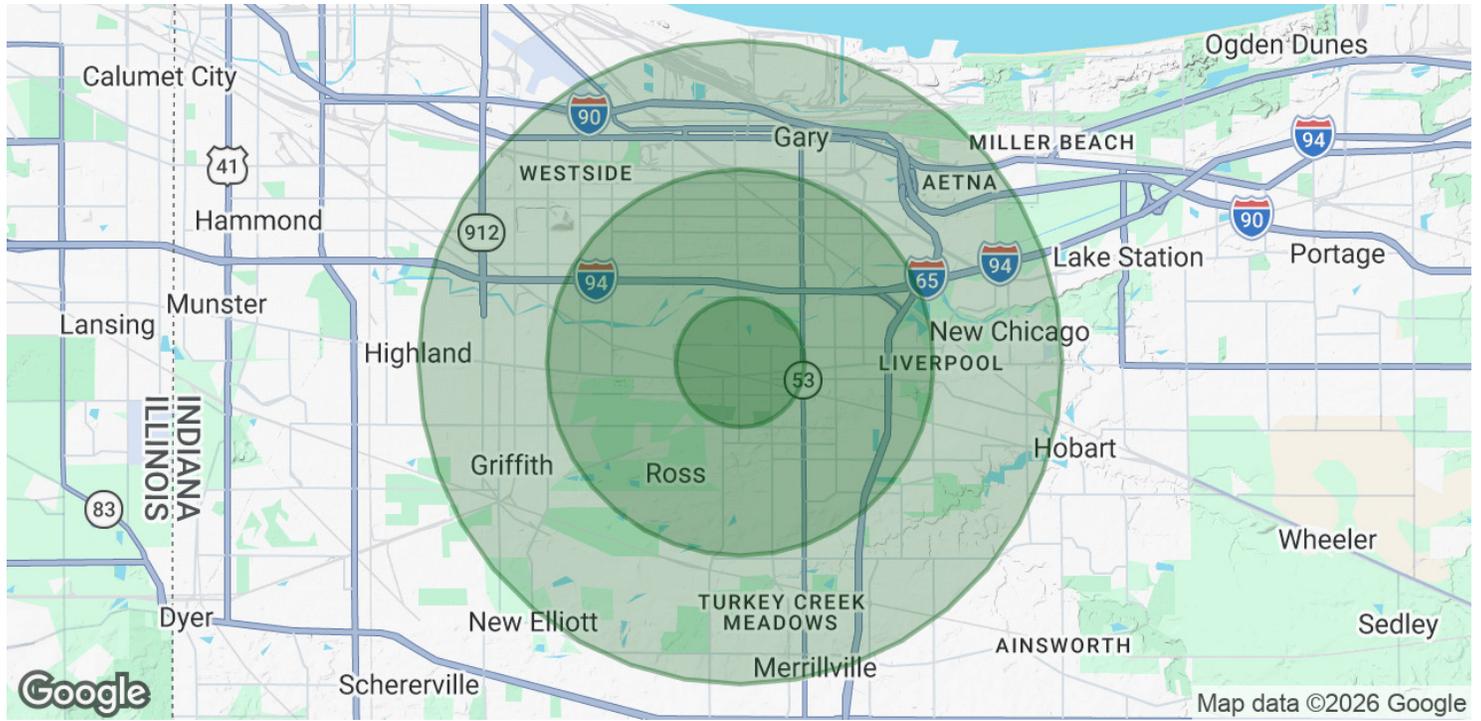
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Total Population - White	1,166	9,695	45,986
% White	18.9%	19.3%	34.7%
Total Population - Black	4,154	34,229	64,762
% Black	67.2%	68.0%	48.9%
Total Population - Asian	31	192	708
% Asian	0.5%	0.4%	0.5%
Total Population - Hawaiian	0	12	44
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	33	299	762
% American Indian	0.5%	0.6%	0.6%
Total Population - Other	348	2,353	8,024
% Other	5.6%	4.7%	6.1%

Demographics data derived from AlphaMap

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